

# PRIME RETAIL UNIT TO LET

## 7 HIGH STREET, CROWBOROUGH, TN6 2PU

7-8 Conduit Street  
London W1S 2XF  
020 7182 7480  
www.fawcettmead.co.uk



Retail property expertise

- **Highly prominent retail unit on Crowborough High Street.**
- **Well configured unit.**
- **Affluent market town in East Sussex.**

### LOCATION

The property is located in a prominent position on High Street in close proximity to the entrance to Fernbank Shopping Centre, anchored by a 60,000 sq ft Morrison's Supermarket.

Nearby retailers include WH Smith, Costa Coffee, M&Co, Boots and a short distance from Waitrose Supermarket.

### RENT

£30,000 per annum exclusive of rates, service charge and VAT (if applicable).

### TENURE

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

### RATES

Rateable Value (18/19)                      £21,697

Interested parties should verify these figures with the Wealden District Council and to confirm the UBR and rates payable on the property .

### ACCOMMODATION

The premises provide the following approximate gross internal floor areas:-

Ground Floor Sales:    218.32 sq m    2,350 sq ft  
Basement Ancillary:    37.16 sq m    400 sq ft

### EPC

An EPC has been requested and will be made available to interested parties.

### SPECIFICATION

The premises are handed over in existing condition.

### TIMING

Handover is available immediately.

### COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.



### INSPECTIONS

Viewing is strictly by appointment with sole agent:

Vincent Morris  
020 7182 7485  
Vincent@fawcettmead.co.uk

**SUBJECT TO CONTRACT**

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Retail property expertise



Crowborough



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Experian Goad Plan Created: 10/12/2018  
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